

8. 2012SP-008-001

HAWRAWMY AUTO REPAIR

Map 091-13, Parcel(s) 318

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 6115 Charlotte Pike, approximately 170 feet west of Balmy Avenue (0.96 acres), to permit automobile sales (used), automobile repair, wrecker service, and all other uses permitted by the MUL District, requested by Rizga Hawramy, applicant, Carl and Waldine Davids, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit automobile sales used, automobile repair, wrecker service and all other uses permitted by the MUL district.

SP Development Plan and Final Site Plan

A request to rezone from Commercial Services (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for property located at 6115 Charlotte Pike, approximately 170 feet west of Balmy Avenue (0.96 acres), to permit automobile sales (used), automobile repair, wrecker service, and all other uses permitted by the MUL District.

Existing Zoning

Commercial Service (CS) District is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Specific Plan-Auto (SP-A) District is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

CRITICAL PLANNING GOALS

N/A

WEST NASHVILLE COMMUNITY PLAN

Urban Mixed Use Neighborhood (T4-MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The Urban Mixed-Use Neighborhood policy promotes a wide mixture of land uses from residential to commercial including auto related uses. While the proposed use is consistent with the policy, new development should take an urban form. Building setback should be shallow along the street and parking should be located at the rear or to the side of buildings. When parking is to be located along the street then landscaping and/or other elements should be provided to soften the impact of parking along the streetscape. While the request proposes parking along Charlotte, it calls for an ornamental knee wall between the parking area and Charlotte. This is consistent with the policy and will be an enhancement to the property. The plan also requires significant redevelopment to meet the MUL-A zoning district which would implement the land use policy.

PLAN DETAILS

The intent of this request is to permit used auto sales, auto repair, wrecker service and all other uses permitted in the Mixed-Use Limited (MUL) zoning district. The subject property is a little under an acre in size and is located on the south side of Charlotte Pike west of White Bridge Road. The property is developed and contains a 3,277 square foot building and paved and gravel parking areas.

Site plan

The proposed site plan identifies the existing structure and does not propose any new structures. The plan calls for the parking areas to be surfaced with asphalt. A total of 15 parking spaces are provided. Additional parking will be provided in a future phase and will also be surfaced with asphalt. New landscaping is proposed

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along the western property line. A three foot tall wrought iron fence with brick columns is shown along the property frontage adjacent to Charlotte Pike. The plan also provides Right-of-Way reservation consistent with the Major and Collector Street Plan.

The proposed plan also provides language for future development which will be required to meet the MUL-A zoning district standards. The MUL-A district requires new building to be placed close to the street and does not permit parking between the front street and building.

Staff Analysis

There are no major issues with the plan. As stated above the request is consistent with the Urban Mixed-Use Neighborhood land use policy. Staff is recommending that the proposed knee wall be moved back away from Charlotte at least five feet and that landscaping be placed in front of the knee wall. This will help soften the impact of the parking area along Charlotte Pike and enhance the appearance of the site.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If sidewalks are required, then they should be shown on the plan within the public right of way per Public Works standards with the required curb and gutter, and be built and/or bonded prior to the issuance of a grading permit.
- Indicate solid waste plan – dumpster and recycling container locations.
- Driveway ramp connection to Charlotte Pike to be Public Works Standard ST-325.
- Indicate on plans the location of the existing retaining wall.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the proposed request is consistent with the Urban Mixed-Use Neighborhood land use policy.

CONDITIONS

1. Permitted land uses within the SP shall be automobile sales (used), automobile repair, wrecker service, and all other uses permitted by the MUL zoning district.
2. One freestanding monument sign shall be permitted and shall be limited to a maximum height of five feet and shall not be more than 35 square feet. Two building signs shall be permitted with an overall maximum area of 70 square feet.
3. Prior to the issuance of any permits, a revised plan shall be submitted showing the proposed knee wall along Charlotte Pike shall be shifted away from Charlotte Pike at least five feet and landscaping shall be provided in front of the wall along Charlotte Pike.
4. Prior to the issuance of any permits Note B shall be deleted and replaced with the following: "Auto related uses shall be consistent with the approved site plan except minor modifications to the site plan may be approved by the Planning Commission including changes in use but shall be subject to the standards, regulations and requirements of the MUL zoning district. Expansions of 25% of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for the MUL-A zoning district. Minor modifications may require a new final site plan and expansions of 25% of the total floor area of the approved site plan or total redevelopment shall require that a final site plan be approved by the Planning Commission.
5. Prior to the issuance of any permits the plan shall indicate a solid waste plan – dumpster and recycling container locations and shall be approved by the Department of Public Works.
6. Prior to the issuance of any permits the plan shall indicate the location of the existing retaining wall.
7. The driveway ramp connection to Charlotte Pike shall be constructed to be Public Works Standard ST-325.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The

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corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved with Conditions, Consent Agenda (6-0-2)

Resolution No. RS2012-142

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-008-001 is APPROVED with conditions and disapproved without all conditions. (6-0-2)"

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The request is consistent with the Urban Mixed Use Neighborhood land use policy.